

2022 PAGE COUNTY ANNUAL REPORT



PAGE COUNTY, VIRGINIA

Planning & Community Development Department

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ZONING PERMITS

In accordance with § 125-50 of the Page County Zoning Ordinance, "No building, structure or sign shall be erected, constructed, moved, added to or structurally altered, nor shall land or structures be put to any use without a permit therefore issued by the Zoning Administrator." The data below reflects the number of zoning permits issued for the 2022 calendar year along with previous years for comparison.

	2018	2019	2020	2021	2022
Zoning Permits	262	256	283	329	345

BUILDING & TRADE PERMITS

The data below reflects the number of building and trade permits issued for the 2022 calendar year along with previous years for comparison.

	Building Permits	Electrical Permits	Mechanical Permits	Plumbing Permits	Plan Reviews	Floodplain Development Permits	Total Permits
2018	462	361	270	128	220	-	1,441
2019	377	298	207	114	234	-	1,230
2020	448	398	229	144	303	10	1,532
2021	541	493	309	208	291	14	1,856
2022	650	493	373	292	405	7	2,220

NEW RESIDENTIAL UNITS

In 2022, there were a total of 169 new residential units permits issued. 97 out of the 169 permits were located in Page County with the remaining 72 being located within town(s) limits.

Year	Single Family	Multi-Family Units	Manufactured Housing	Total Units
2018	50	0	10	60
2019	60	1	10	71
2020	71	0	9	80
2021	73	52	14	139
2022	147	0	22	169

EROSION & SEDIMENT PERMITS

The data below reflects the number of Erosion and Sediment Permits issued for the 2022 calendar year along with previous years for comparison.

Year	In Lieu of agreement permits	Under 10,000 square feet permits	Over 10,000 square feet permits	Total Permits
2018	84	12	1	97
2019	78	14	3	95
2020	97	16	3	116
2021	127	32	2	161
2022	169	18	3	190

STORMWATER PERMITS

The data below reflects the number of Stormwater Permits issued for the 2022 calendar year along with previous years for comparison. There are 31 stormwater sites requiring five-year maintenance inspections (or more often if complaints are received).

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Stormwater Permits	0	1	2	2	3

COMPLAINTS

Zoning and Building code enforcement consist of responding to inquiries and complaints concerning safety of structures, land use, and development. Within the department, staff receives complaints ranging in nature from tenant/landlord issues to work being done without proper permits. The data below reflects the number of complaints received for the 2022 calendar year along with previous years for comparison.

<u>Type of Complaint</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Building	60	55	47	31	44
Zoning	15	31	27	39	45
Erosion & Sediment	10	5	10	26	9
Stormwater	0	1	0	0	0
Floodplain	0	0	1	5	1
Total	85	92	85	101	99

BUSINESS LICENSES

The Planning and Community Development Office reviews all initial applications for a county business license for compliance and enforcement of the Page County Zoning Ordinance and the Uniform Statewide Building Code. The data below reflects the number of new business license applications approved for the 2022 calendar year along with previous years for comparison.

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Business Licenses Reviews Approved	75	76	75	120	132

PUMP & HAUL PERMITS

Per the Code of Virginia, the Board of Supervisors must review all pump and haul permit requests. The applicant must show proof there are no suitable sites available on the property for an onsite sewage disposal system. Documentation must be provided by a soil evaluation professional, and the Health Department must support the request. No pump and haul permits were issued in 2022. The data below reflects pump and haul permits approved from previous year.

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Pump & Haul Permits	1	0	0	0	0

DIVISION OF LAND RECORDS

The Clerk of the Planning Commission is responsible for reviewing all land divisions (prior to recording) for compliance with the Subdivision of Land Ordinance, Chapter 100, of the Page County Code. The data below reflects the type and number of approved land divisions for the 2022 calendar year.

<u>Type of Division/Boundary Line Adjustment (BLA)</u>	<u>2022</u>
Non-Family Divisions	31 divisions resulting in 62 lots 1 division resulting in 14 lots 1 division resulting in 6 lots
25-acre Divisions	1 division resulting in 2 lots 1 division resulting in 7 lots 1 division resulting in 2 lots 1 division resulting in 3 lots 1 division resulting in 2 lots 1 division resulting in 3 lots 1 division resulting in 7 lots
Family Divisions	12 divisions resulting in 24 lots
Boundary Line Adjustments	32
Class A Subdivision	0
Class B Subdivision	1 subdivision resulting in 2 lots
Total	166

ZONING ORDINANCE AMENDMENTS

The following were code amendments that were adopted by the Board of Supervisors in 2022:

- Added definitions related to gardening/animals and added a new use of "residential farm" to the residential zoning district with supplemental regulations.
- Removed the floodplain regulations from the zoning ordinance and created a new chapter of the county code called "Floodplain Management". The content within the ordinance was also updated.
- Created a new chapter of the county code called "Solar Facilities".

In 2019, the Board of Supervisors entered into contract with The Berkley Group, LLC to do a complete review and update of the Page County Zoning Ordinance and the Page County Subdivision of Land Ordinance. This is currently an ongoing process at the Planning Commission level.

VARIANCES AND APPEALS

The Board of Zoning Appeals (BZA) is a five-member body recommended by the Board of Supervisors and appointed by the Circuit Court for a five-year term. The BZA hears and decides appeals on zoning variances and appeals. In addition, the BZA is established to perform those duties as set forth in Virginia Code § 15.2-2309 and the Page County Code § 125-56. The data below displays the number of variance applications that were submitted to the BZA for consideration in the 2022 calendar year along with previous year for comparison.

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Variance Applications	3	4	5	2	1

<u>Type of Application</u>	<u>Tax Map Number/Location</u>	<u>Brief Summary</u>	<u>BZA Action</u>
Variance	TM #: 4-1-3C	The applicant desired that a variance for a 47-foot front setback be	Approved

	5242 Page Valley Road Luray, VA	granted to allow for an addition to be constructed onto the existing home. The property contains 6.281 acres and is zoned as Agriculture (A-1). The density range in the area is medium. Pursuant to § 125-10.F of the Page County Zoning Ordinance, the minimum front setback requirement is 50 feet.	4/19/2022
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	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Appeal Applications	1	0	0	0	1

<u>Type of Application</u>	<u>Tax Map Number/Location</u>	<u>Brief Summary</u>	<u>BZA Action</u>
Appeal	TM #: 15-A-93 Gindhart Drive, Luray, VA	The appellant desired to rent out a tent (primitive site) as a short-term tourist rental with no well or septic. This property contains 2.0 acres and is zoned as Agriculture (A-1). The Zoning Administrator determined, per Section 125-2.B of the Page County Zoning Ordinance, " <i>Uses not specifically identified as permitted in a zoning district either by right or by special use permit shall be prohibited.</i> "	Upheld the Zoning Administrator's Determination.

REZONING AND SPECIAL USE PERMITS

The Zoning Office receives and processes all rezoning and special use permit applications. When a rezoning or special use permit application is received, the application is reviewed by the Planning Commission and the Board of Supervisors in accordance with the Code of Virginia and the Page County Zoning Ordinance. The data below displays the number of rezoning and special use permit applications submitted in the 2022 calendar year.

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Rezoning Applications	1	0	2	3	3
Special Use Permit Applications	2	7	2	15	4

<u>Type of Application</u>	<u>Brief Summary/Location</u>	<u>Final Action</u>
Rezoning	Residential (R) to Commercial (C): ➤ Property located on the corner of US Hwy 211 E BSN and Dry Run Road, Luray, VA, and further identified by tax map number 43-A-79, containing 3.006 acres.	Approved 7/18/2022
Rezoning	Industrial (I-1) to Agriculture (A-1): ➤ Tract 1: Tax Map Number 72-(9)-1, located at 852 Middleburg Road, Luray, VA, and currently containing 11.642 acres; ➤ Tract 2: Tax Map Number 62-(A)-51D, located off Middleburg Road, Luray, VA, and currently containing 3.091 acres. <i>Boundary lines will be adjusted accordingly post rezoning which will include portions of Tax Map Number 72-(A)-2G (0.824 acres and 0.808 acres) totaling 4.723 acres for Tax Map Number 62-(A)-51D;</i> ➤ Tract 3: Tax Map Number 72-(A)-2G (4.399 portion), located off Timber View Drive, Stanley, VA, and currently containing 122.297 total acres. <i>Division of land post rezoning to include a portion of 4.399 acres will be submitted accordingly;</i> ➤ Tract 4: Tax Map Number 72-(A)-2I, located off Goodrich Road, Stanley, VA, and currently containing 31.614 acres and 0.634 acres (right-of-way) for a total acreage of 32.248 acres more or less; and ➤ Tract 5: Tax Map Number 72-(8)-7, located off Goodrich Road, Stanley, VA, and currently containing 3.00 acres.	Pending review of the Planning Commission and Board of Supervisors as of 12/31/2022.

Rezoning	<p>Industrial (I-1) to Agriculture (A-1):</p> <ul style="list-style-type: none"> ➤ Tax Map Number 72-(8)-1 containing 38.67 acres; ➤ Tax Map Number 72-(11)-1 containing 14 acres; ➤ Tax Map Number 72-(11)-2 containing 3.079 acres; and ➤ Tax Map Number 72-(11)-3 containing 3.404 acres. 	Pending review of the Planning Commission and Board of Supervisors as of 12/31/2022.
Special Use Permit	<p>Manufactured Home in a Residential Subdivision:</p> <ul style="list-style-type: none"> ➤ Property located on Park View Drive, Luray, and further identified by tax map number 48B-6-B14. <p><i>*Note: Application process carried over from previous year.</i></p>	Approved 2/22/2022
Special Use Permit	<p>Home Occupation for a Stained-Glass Studio/Retail Shop in an Existing Accessory Building:</p> <ul style="list-style-type: none"> ➤ Property located 2535 Bixlers Ferry Road, Luray, and further identified by tax map number 31-A-29, containing 3.28 acres. 	Approved 4/18/2022
Special Use Permit	<p>Dog Park:</p> <ul style="list-style-type: none"> ➤ Property located on the corner of Marksville Road and Hawksbill Park Road, Stanley, VA, and further identified by tax map number 81-A-94, containing 10.75 acres. 	Approved 6/6/2022
Special Use Permit	<p>Campground:</p> <ul style="list-style-type: none"> ➤ Property located at 870 Sedwick Road, Luray, VA, and further identified by tax map number 31-A-61, containing 49.650 acres. 	Approved 7/18/2022
Special Use Permit	<p>New 150' monopole and antennas with a 4' tall lighting rod attached to the top of the tower:</p> <ul style="list-style-type: none"> ➤ Property located at 974 Kibler Hill Road, Luray, and further identified by tax map number 23-A-22, containing 54.067 acres. 	Approved 10/17/2022
Special Use Permit	<p>Campground:</p> <ul style="list-style-type: none"> ➤ Property located on Kite Hollow Road, Stanley, and further identified by tax map number 82-A-9. <p><i>*Note: Application process carried over from previous year.</i></p>	Application withdrawn 8/2/2022
Special Use Permit	<p>Solar Electric Generating Facility:</p> <ul style="list-style-type: none"> ➤ Property located on approximately 559 acres of land on the east side of U.S. Route 340 north near the intersection with Hinton Road, Luray, and further identified by tax map numbers 32-4-1, 32-4-1A, 32-A-43, 32-A-48, 42-A-14B, 32-A-55, 32-A-56, 32-A-56A, 32-A-56B, and 32-A-56C. <p><i>*Note: Application process carried over from previous year.</i></p>	Application withdrawn 8/16/2022